



City of Las Vegas

Agenda Item No.: 97.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 5, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO HELLMAN

Consent Discussion

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW

SDR 24986 - PUBLIC HEARING - APPLICANT/OWNER: API NEVADA PROPERTIES, INC.
- Request for a Major Amendment to an existing Site Development Plan Review (SDR-13532) TO DECREASE PARKING FOR A PROPOSED PLAZA at 233 South Fourth Street (APN 139-34-610-029), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>	Planning Commission Mtg.	<input type="text" value="1"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="1"/>

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Submitted after meeting Recordation notice of Council action and conditions of approval
7. Backup referenced from the 11-08-07 Planning Commission Meeting Item 29

Motion made by GARY REESE to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
RICKI Y. BARLOW, LOIS TARKANIAN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-LARRY BROWN)

Minutes:
MAYOR GOODMAN declared the Public Hearing open.

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SHAWN MITCHELL, Jones/Greenwold, LLC, 4150 West Flamingo Road, appeared on behalf of the applicant and stated that the intent is to transplant the first floor from the Desert Inn facility into the third floor of this new facility. They are looking for rentable exhibit space for five hundred to a thousand people for product vendors and events. The second floor is owned by the same owner and will be a conference room facility with the same amount of occupancy. The third level would be the existing Desert Inn facility. The request is for an amendment to the already approved site plan. During the application process, the applicant ran into site measurement discrepancies which resulted in an undesired parking situation. As a result, to beautify the parking area and satisfy the parking requirements, there is an agreement with Douglas Parking, directly across the street, offering 320 parking spaces. Additionally, Fremont Street offers 300 parking spaces, whereby they can provide parking for events as needed. There will be three handicapped parking spaces and an outdoor pavilion area.

MR. MITCHELL verified with COUNCILMAN REESE that they have a signed agreement from Douglas Parking. If they have an event of five hundred people, they will call ahead of time so they can anticipate the amount of traffic. Also, a traffic plan will be provided on the possible traffic flow. One of the main goals of the applicant is to have vendors staying downtown; therefore, the majority would be foot traffic.

TEDDY RUSSELL, Las Vegas resident, asked what the White House is. MR. MITCHELL replied that is an adult training ware facility. The applicant intends to rent out the first floor facility to private companies for events such as conventions. MR. RUSSELL thought it is an excellent idea. This area needs it and supported the request.

TOM MCGOWAN, Las Vegas resident, pointed out that Fremont Square is actually located one block north of the site. He asked the Council what is taking place at the adjacent properties, and asked the applicant how many events per year will be held there. If this is another World Market Center, then it is not needed. He questioned the benefits this will have to the residents of Las Vegas.

COUNCILMAN REESE stated that this will be a viable project for downtown with the signed parking agreements. He can support this project, as this will create an atmosphere downtown where individuals can mingle and walk to bistros.

MR. MITCHELL clarified for COUNCILWOMAN TARKANIAN that the first floor will be designed for small conventions, the second floor will have conference rooms, and the third floor will be used for classrooms for twenty-eight people each. There is a proposed loading zone for passengers and utility vehicles, but this will not happen during any events.

COUNCILMAN BARLOW was pleased that off-site parking was secured. He had many individuals inquire where in downtown someone can host an event for a large group of people, and he was pleased to hear of the opportunity to direct them to a facility in the downtown area. This will continue to increase the pedestrian traffic downtown.

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MAYOR GOODMAN verified with MR. MITCHELL that the financing is in place and that renovation will be complete early February of 2008.

MAYOR GOODMAN declared the Public Hearing closed.

